



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing
Planning - Zoning - Economic Development - Conservation

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**MERRIMACK ZONING BOARD OF ADJUSTMENT
AGENDA FOR WEDNESDAY, AUGUST 25, 2021
MATTHEW THORNTON ROOM
7:00 P.M.**

*(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)*

PLEASE TAKE NOTICE THAT, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the Matthew Thornton Room on the second floor of the West Wing of Town Hall, at 8 Baboosic Lake Road, on Wednesday, August 25, 2021 at 7:00 P.M. to consider the petitions described in the agenda below.

- 1. Call to Order**
- 2. Roll Call**
- 3. Bilden Properties, LLC (petitioner/owner) – [Appeal of Administrative Decision determining that the current use of the property is a “junk yard” per the Town Zoning Ordinance and NH RSA 236:112.](#)** The parcel is located at 719 Daniel Webster Highway in the C-2 (General Commercial), R-4 (Residential) and Planned Residential Districts. [Tax Map 7E, Lot 052.](#) Case # ZBA 2021-07. **This item is continued from the July 28, 2021 Zoning Board meeting.**
- 4. Kerry Falzone (petitioner/owner) – [Variance under Section 2.02.1.A.3.e of the Zoning Ordinance to permit an unpermitted existing Accessory Dwelling Unit to remain as 1,020 s.f. whereas 1,000 s.f. is allowed \(and obtain necessary permits\).](#)** The parcel is located at 9 Profile Drive in the R-1 (Residential, by soils) District. [Tax Map 6B, Lot 176.](#) Case # ZBA 2021-29.
- 5. Keith Pasquale (petitioner) and KTK Realty Trust, LLC (owner) – [Variance under section 2.02.4.B of the Zoning Ordinance to permit sales and storage of used automobiles in the Industrial District.](#)** The parcel is located at 20 Star Drive in the I-1 and Aquifer Districts. [Tax Map 3D-1, Lot 012.](#) Case # ZBA 2021-30.
- 6. Marc Bourbeau (petitioner/owner) - [Variances under Section 3.05 of the Zoning Ordinance to permit the construction of a garage 8 feet from the side property line whereas 15 feet is required and 39 feet from the rear property line whereas 40 feet is required.](#)** The parcel is located at 30 Joppa Road the R-4 (Residential) and Aquifer Districts. [Tax Map 5C, Lot 232.](#) Case # ZBA 2021-31.
- 7. Innovation Acquisition, LLC (petitioner) and Solon Properties, LLC and Innovation Acquisition, LLC (owners) – [Variance under section 2.02.4.B of the Zoning Ordinance to permit multi-family residential use in the Industrial District.](#)** The parcel is located at 1 Innovation Way in the I-1 (Industrial) and Aquifer Districts. [Tax Map 2D, Lot 041-15.](#) Case # ZBA 2021-32.
- 8. Patricia M. Panciocco, Esquire (petitioner) and Lori F. and Rodd R. Ruland Trustees of the Lorie F. Ruland Revocable Trust – [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a house 13.6 feet from the side property line whereas 15 feet is required.](#)** The parcel is located at 312 Baboosic Lake Road in the R-2 (Residential) District. [Tax Map 6A-2, Lot 159.](#) Case #ZBA 2021-33.
- 9. Discussion/possible action regarding other items of concern**

10. Approval of Minutes — July 28, 2021

11. Adjourn

Copies of application materials are available at the Merrimack Community Development Department Office in Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. It is the policy of the Board not to take up any new business after 10:00 P.M. and to adjourn by 10:30 P.M.

Posted to website: 8/20/2021